



MEMORANDUM

Planning Division – PZ Memo No. 16-054

DATE: JULY 20, 2016

TO: PLANNING AND ZONING COMMISSION

THRU: JEFF KURTZ, PLANNING ADMINISTRATOR
KEVIN MAYO, PLANNING MANAGER *JK*

FROM: ERIK SWANSON, SENIOR CITY PLANNER *ES*

SUBJECT: PDP16-0006 STELLAR BUSINESS PARK LOTS 2 & 3

Request: Preliminary Development Plan approval for site layout and building architecture for a new office and warehouse building on an approximate 4.3-acre site

Location: northwest corner of Chandler Boulevard and Juniper Drive

Applicant: Robert Winton, Winton Architects

RECOMMENDATION

Planning Staff, upon finding the request to be consistent with the General Plan, recommends approval subject to conditions.

BACKGROUND

The 4.3-acre site is located at the northwest corner of Chandler Boulevard and Juniper Drive within the larger 30-acre Stellar Business Park. West is a five building development and north is vacant land that is part of the Stellar Business Park. East is vacant land zoned for office, warehouse, and retail uses as part of the Chandler Corporate Center . The site received zoning in 2001, with an amendment clarifying the permitted uses in 2005.

The request is for PDP approval for site layout and building architecture for a new office and warehouse building. The building is set on the west side of the property, as an over flight clear zone covers the entire east side of the site. Due to this, effectively development can only occur on the west side of the site resulting in a design that places the front of the building facing west. While buildings are not allowed within the clear zone, any parking and retention areas can be located within the area.

July 20, 2016

The building mimics the architecture of the five original buildings in the Stellar Business Park to the west, utilizing concrete tilt-up construction. Architectural interest is provided by using the same color palette and scoring patterns of the buildings to the west. Additionally, aluminum band elements wrap the corners of the front side of the building. The aluminum band elements are further carried over the entrances. A large floor to roof glass wall is provided central to the front elevation, an element consistent with the original buildings. Lastly, the main entry drive off of Chandler Boulevard is shared with the buildings to the west, effectively making this site phase two.

DISCUSSION

Planning Staff supports the request citing that the design team has provided an attractive development that corresponds with the adjacent development but also provides a solution to the difficult development constraints placed on the site due to the clear zone area. Furthermore, the design team has provided a design consistent with the adjacent buildings and larger business park development in the area.

PUBLIC / NEIGHBORHOOD NOTIFICATION

- This request was noticed in accordance with the requirements of the Chandler Zoning Code.
- Due to the location of the site and development proposed, a neighborhood meeting was not held; however, letters were sent to all property owners and registered neighborhood organizations consistent with notification requirements. Additionally, the development team met with the Stellar Airpark Manager to discuss the request.
- As of the writing of this memo, Planning Staff is not aware of any concerns or opposition to the request.

RECOMMENDED ACTION

Preliminary Development Plan

Planning Staff recommends Planning Commission motion to recommend approval of PDP16-0006 STELLAR BUSINESS PARK LOTS 2 & 3, subject to the following conditions:

1. Development shall be in substantial conformance with the Development Booklet, entitled "STELLAR BUSINESS PARK LOTS 2 & 3" and kept on file in the City of Chandler Planning Division, in File No. PDP16-0006, modified by such conditions included at the time the Booklet was approved by the Chandler City Council and/or as thereafter amended, modified or supplemented by the Chandler City Council.
2. Landscaping shall be in compliance with current Commercial Design Standards.
3. The landscaping shall be maintained at a level consistent with or better than at the time of planting.
4. The landscaping in all open-spaces and rights-of-way shall be maintained by the adjacent property owner or property owners' association.

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5. Sign packages, including free-standing signs as well as wall-mounted signs, shall be designed in coordination with landscape plans, planting materials, storm water retention requirements, and utility pedestals, so as not to create problems with sign visibility or prompt the removal of required landscape materials.
6. Preliminary Development Plan approval does not constitute Final Development Plan approval; compliance with the details required by all applicable codes and conditions of the City of Chandler and this Preliminary Development Plan shall apply.
7. The outdoor storage of materials shall be prohibited.

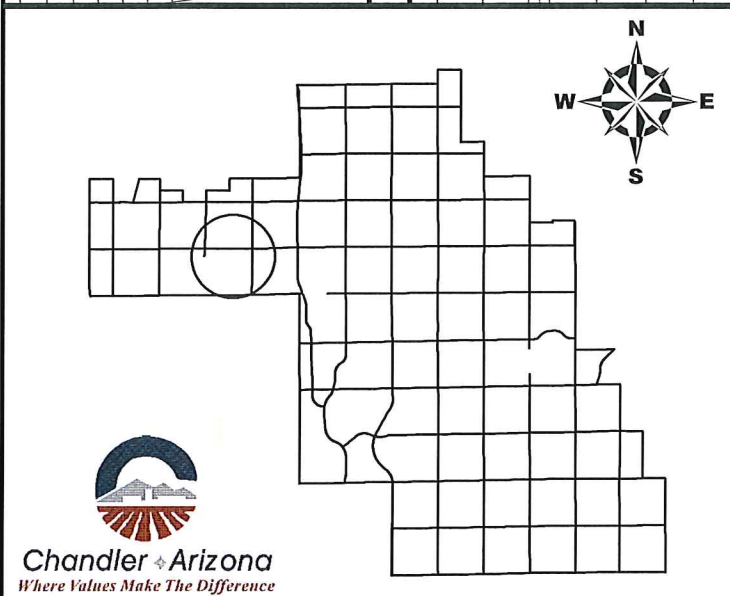
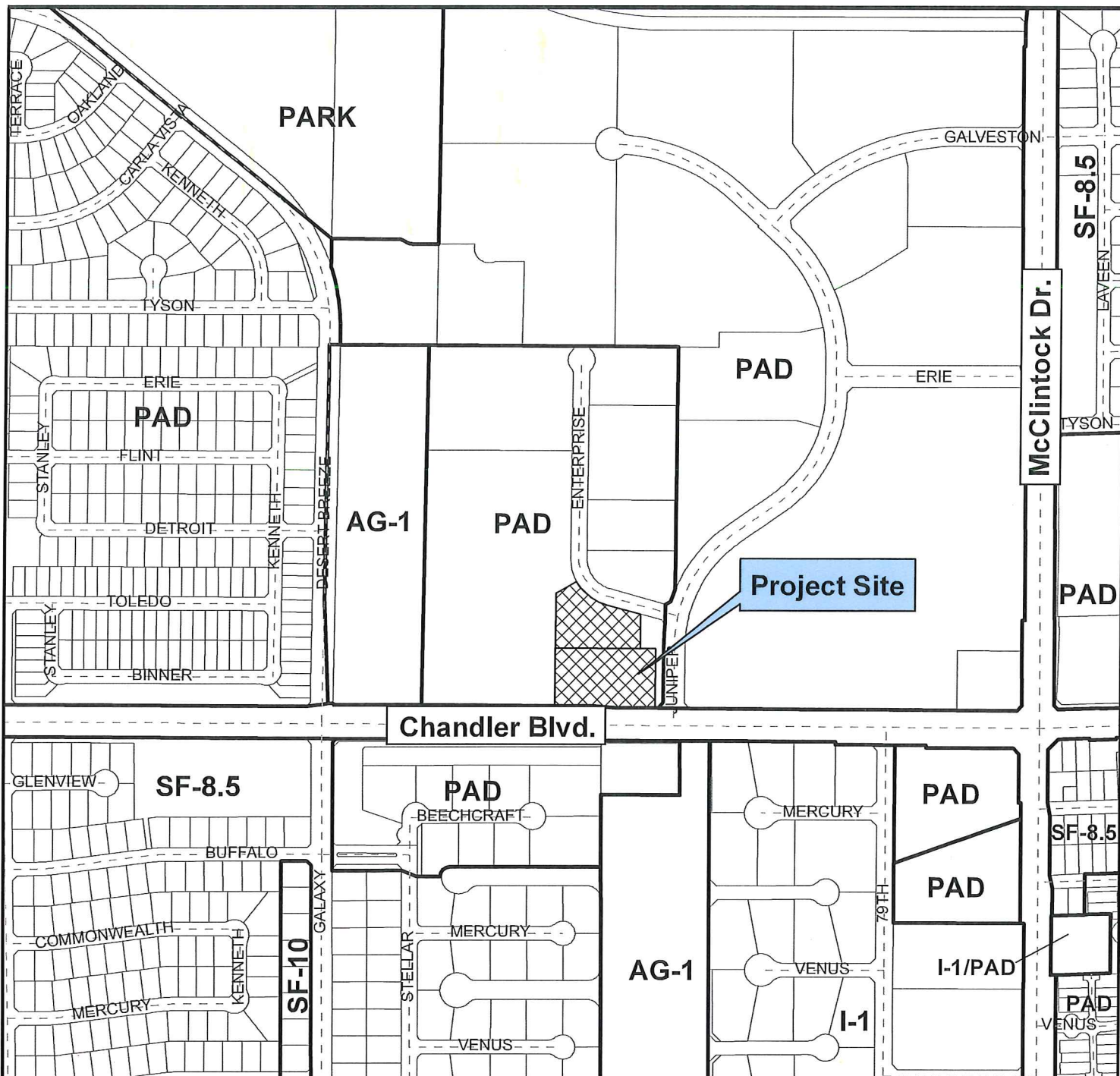
PROPOSED MOTION

Preliminary Development Plan

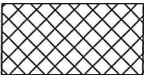
Motion Planning Commission to recommend approval of Preliminary Development Plan PDP16-0006, Preliminary Development Plan for site layout and building architecture, subject to the conditions as recommended by Planning Staff.

Attachments

1. Vicinity Maps
2. Site Plan
3. Landscape Plan
4. Building Elevations
5. Development Booklet, Exhibit A



Vicinity Map



PDP16-0006

Stellar Business Park
Lots 2 & 3

CITY OF CHANDLER 3/23/2016

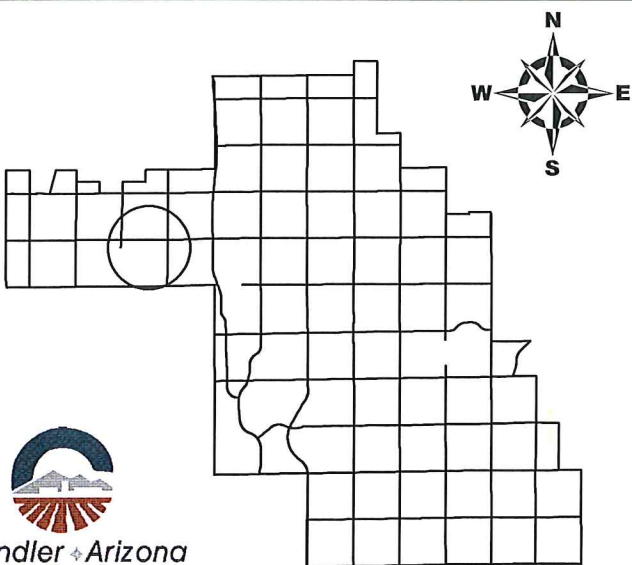


Chandler Blvd.

McClintock Dr.

Project Site

Vicinity Map



PDP16-0006

**Stellar Business Park
Lots 2 & 3**



Winton architects, inc.
1110 E. Missouri Ave., Suite 800, Phoenix, Arizona 85014
(602) 230-9778 FAX (602) 265-9739



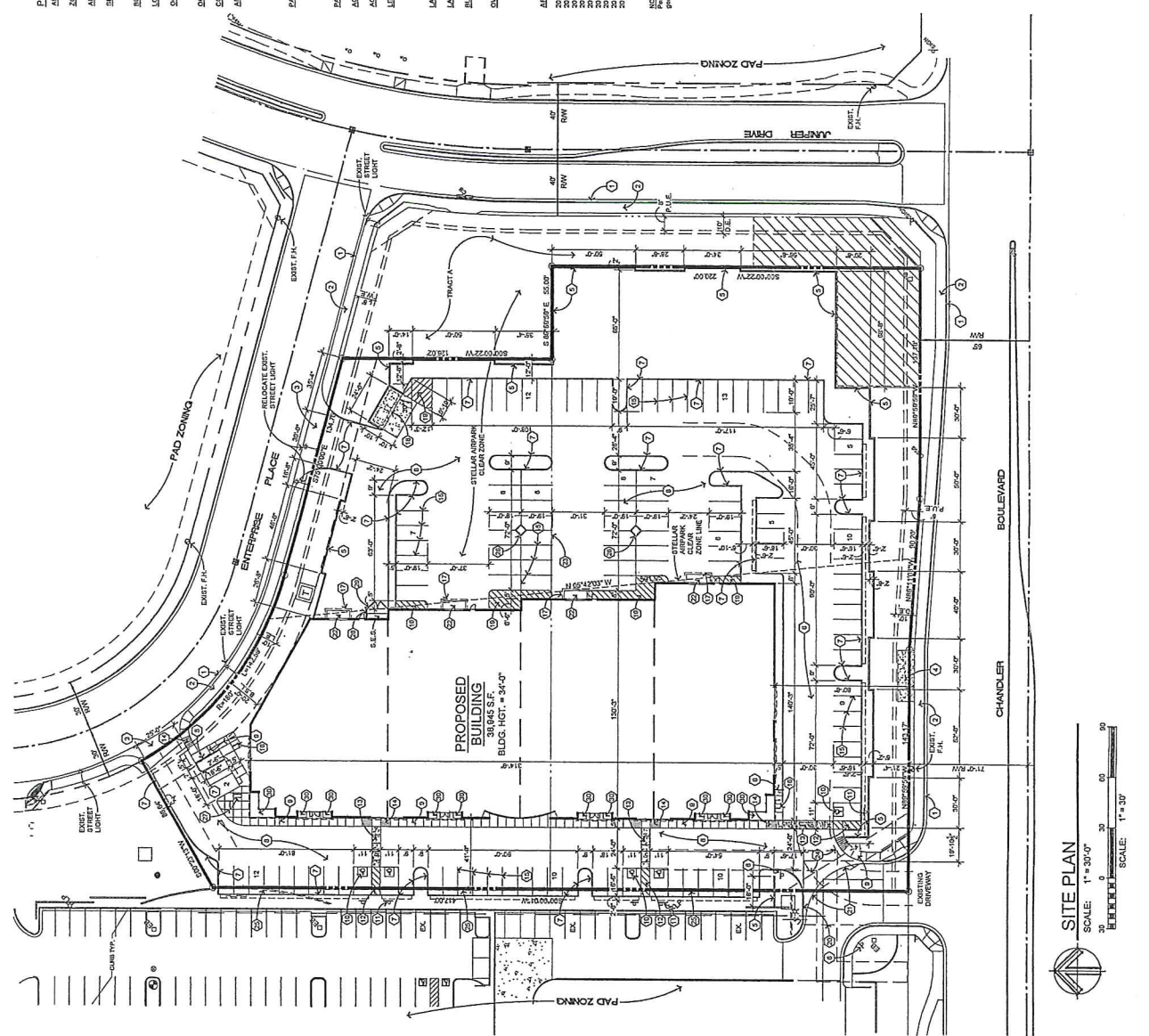
NEW BUILDING FOR	
STELLAR BUSINESS PARK	
job no.	15116
drawn	NGO
approved	RAW
date	5/1/16
revisions	

SP-1

VICINITY MAP

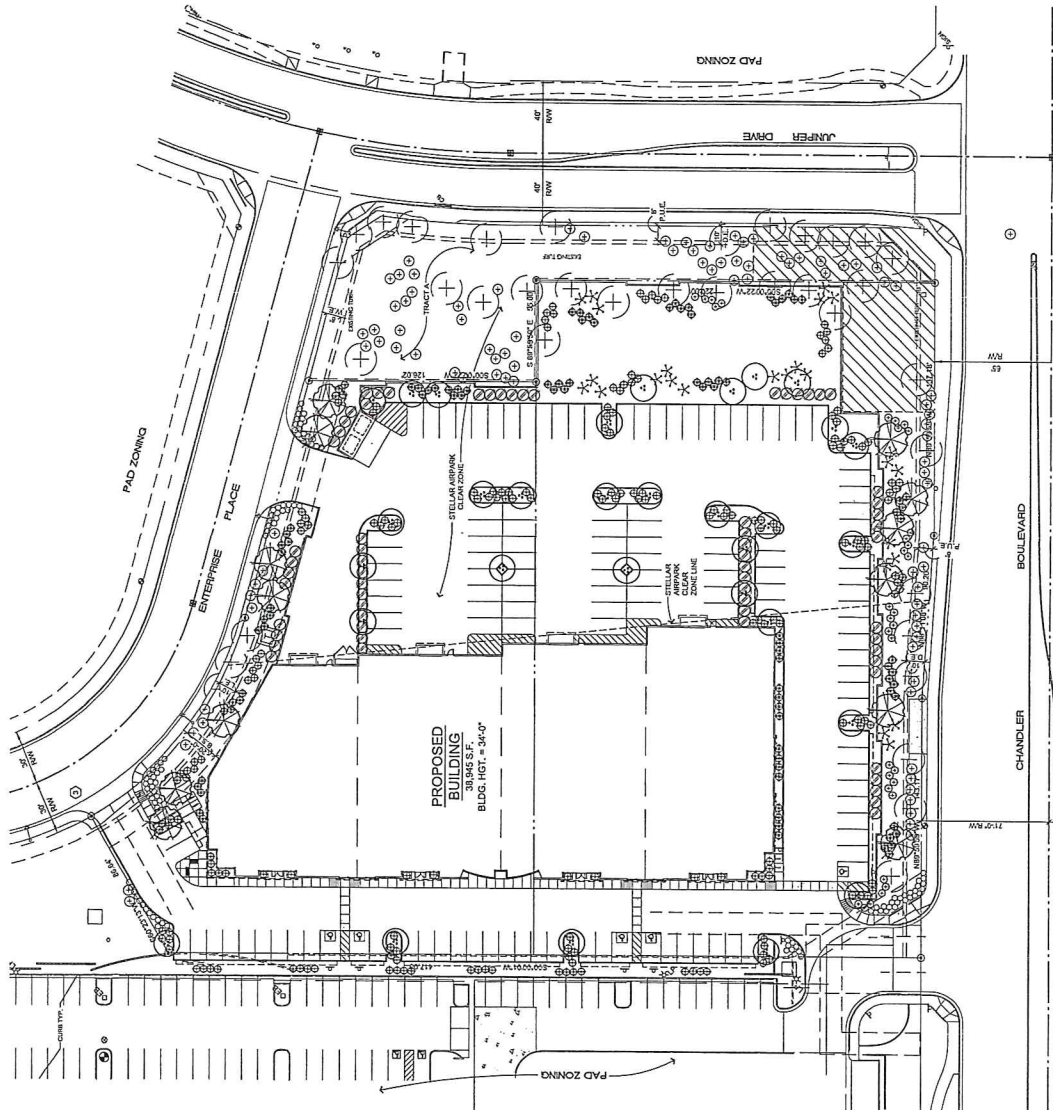
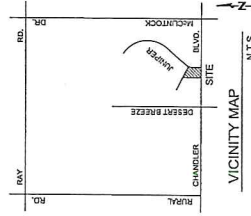
N.T.S.

PROJECT DATA
ADDRESS: 1110 E. Missouri Ave. (Armed RFP)
ZONING: 350-07-071, 1, 307-07-071
ADJACENT: 350-07-071, 1, 307-07-071
SITE AREA: 100,000 S.F. (2.3 Acre)
BUILDING AREA: 100,000 S.F. (2.3 Acre)
LOT COVERAGE: 100%
OCCUPANCY: 100%
CONSTRUCTION TYPE: 100%
ALL OTHERS: 100%
PARKING REQUIRED: 100%
PARKING PROVIDED: 100%
ACCESSIBLE PARKING REQUIRED: 100%
LOCAL DESCRIPTION: 100%
LANDSCAPE REQUIRED: 100%
BUILDING HEIGHT: 100%
OWNER: 100%
APPLICABLE CODES: 100%
NOTES: 100%



- NOTE:** All new installed mechanical equipment shall be...
1. Existing vertical concrete curb and gutter.
2. New concrete curb and gutter.
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30. New concrete curb and gutter.

LANDSCAPE LEGEND

[illegible]

LANDSCAPE PLAN

SCALE: 1" = 30'-0"

0 30 60 90

SCALE: 1" = 30'



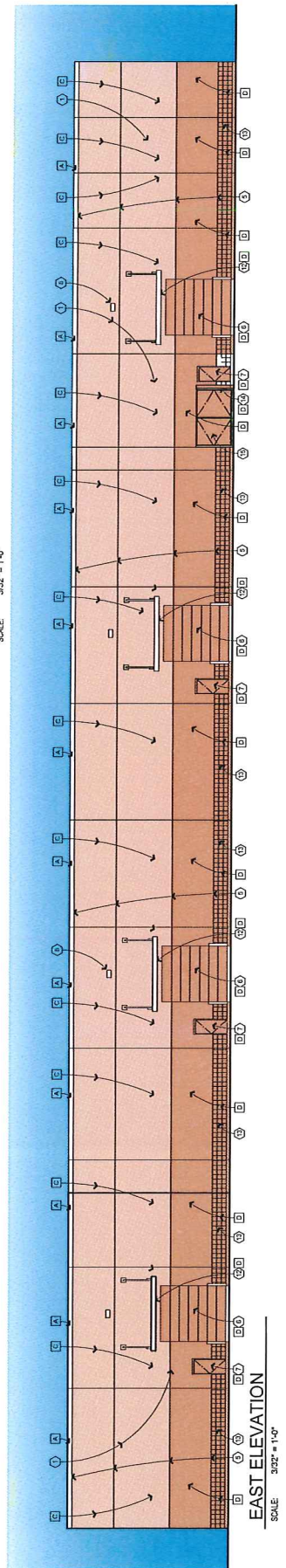
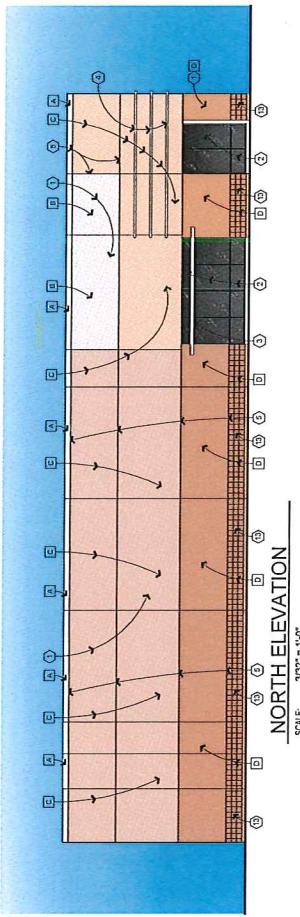
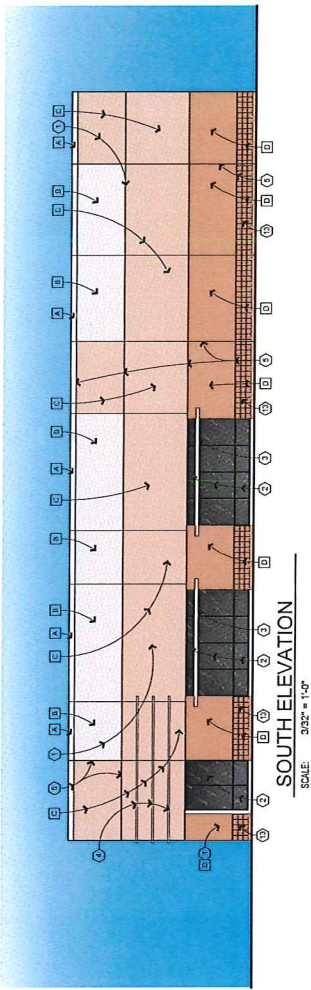
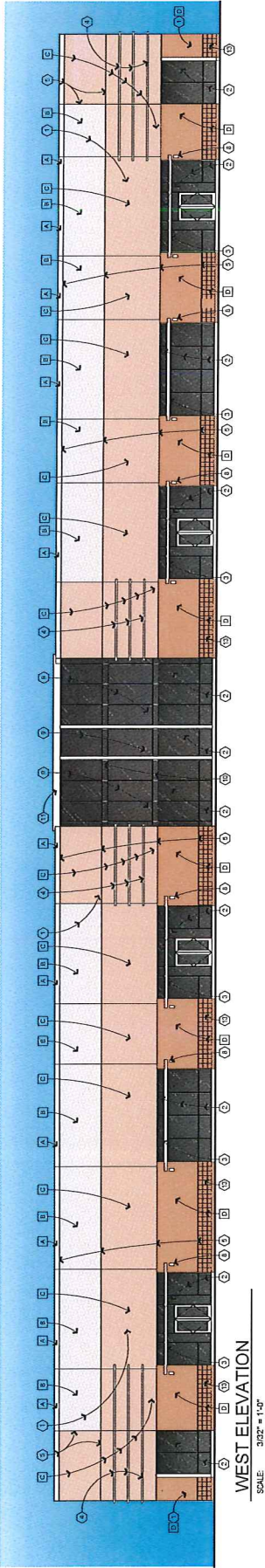
Winton architects, inc.
1110 E. Missouri Ave., Suite 800, Phoenix, Arizona 85014
602 (602) 265-9739 FAX (602) 265-9778



NEW BUILDING FOR FOR
STELLAR BUSINESS PARK
CHANDLER BLDV. & JUNIPER DR., CHANDLER, AZ
SUN STATE BUILDERS

Job no. 15155
drawn MCO
approved RBW
date 5/11/15
revisions

A-2



- EXTERIOR ELEVATION KEYNOTES
1. Concrete fill up wall panel
 2. Fixed stainless steel aluminum clear insulated glass in wall and window transoms, 1/4\"/>
 3. 6\"/>
 4. Horizontal extruded aluminum bands secured to wall.
 5. 2\"/>
 6. Steel sectioned overhead door
 7. Hollow metal door and frame
 8. Light fixture per electrical drawings
 9. Spigotted glass
 10. 12\"/>
 11. Anodized aluminum cap
 12. Steel canopy per details
 13. Stone pattern with form work, to be determined
 14. 6x4\"/>
 15. Pair 7-5/8x40 hollow metal gates

- EXTERIOR PAINT COLORS
(Paint colors are Dunn Edwards, UNO)
- A. White, S01 (Pineau Paint)
 - B. Raindrops, DE0027
 - C. Cadbury Milk, DC0281
 - D. Tummy Ache, DE0214